

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF S/P CHARLESTOWN REALTY TRUST
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL C-1A
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, S/P Charlestown Realty Trust has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel C-1A in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

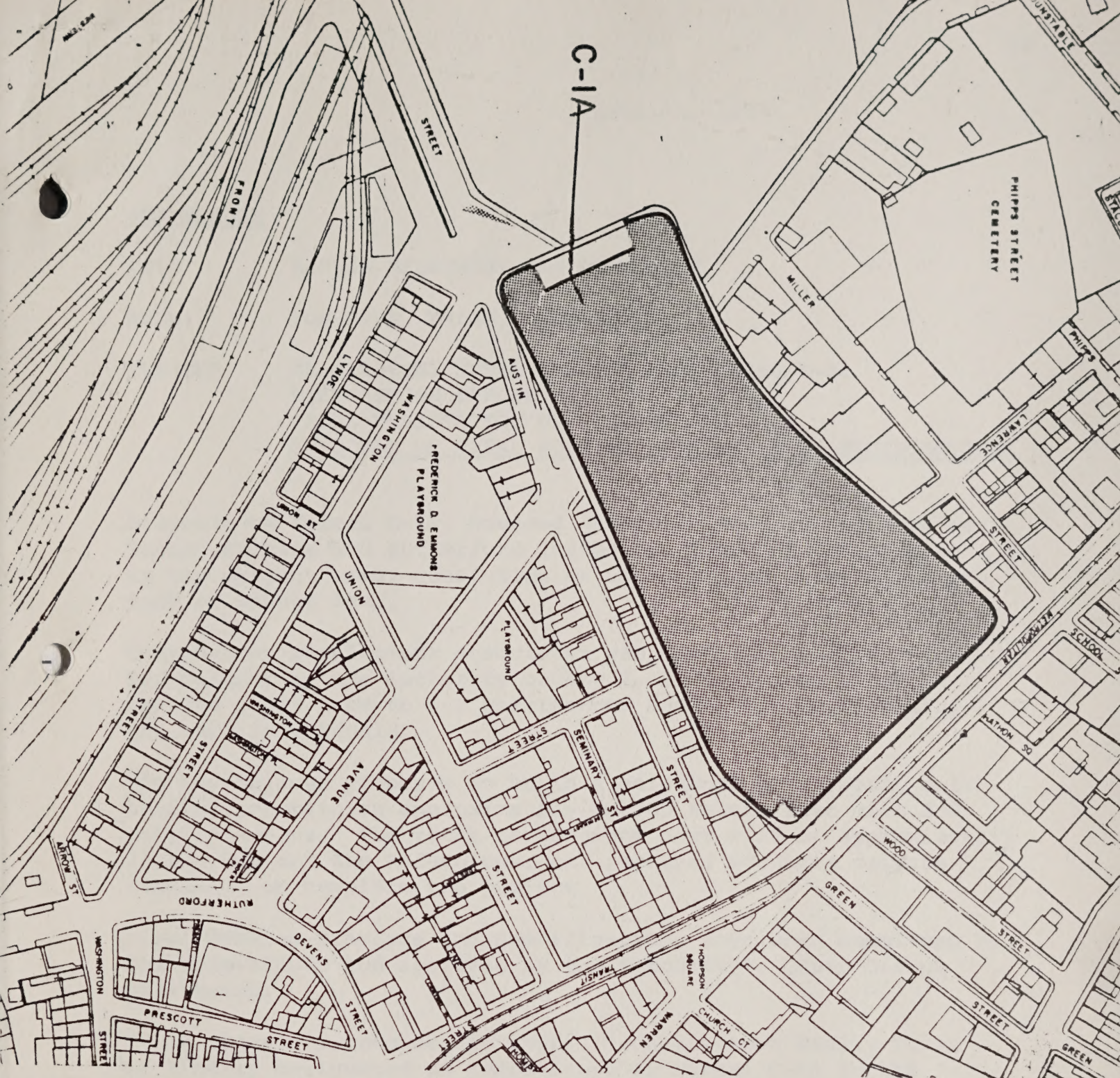
1. That S/P Charlestown Realty Trust be and hereby is finally designated as Redeveloper of Parcel C-1A in the Charlestown Urban Renewal Area.
2. That it is hereby determined that S/P Charlestown Realty Trust possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by S/P Charlestown Realty Trust for the development of Parcel C-1A conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel C-1A to S/O Charlestown Realty Trust, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".



C-1A
Main, Austin, West
School Sts. & Rutherford
Ave.

AREA	264,818 sq. ft.
WIDTH	250-450 feet
DEPTH	800-880 feet
SITE	
ACCESS	
PARKING	
D. U.'s	
TYPE	
ZONING	B-2

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON -
CITY ASSESSORS MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.
FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:
CHARLESTOWN URBAN RENEWAL PLAN
PROJECT NO. MASS. R-55
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.



DISPOSITION
PARCELS
DATE:



Charlestown
Urban Renewal Area
Massachusetts R-55
BOSTON REDEVELOPMENT AUTHORITY

April 14, 1977

3455

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55
DISPOSITION PARCEL C-1A
FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS

Disposition Parcel C-1A, bounded generally by Main, Austin, West School Streets and Rutherford Avenue, is the major commercial site in the project area, consisting of approximately 264,818 square feet of vacant land.

Charlestown Development Associates was tentatively designated Redeveloper by the Authority on May 2, 1974 and has since changed their name to S/P Charlestown Realty Trust, retaining the same individuals.

The Redeveloper proposes to build a neighborhood shopping mall facility containing approximately 80,000 square feet with 300 parking spaces. The total development cost will be approximately \$3,200,000 and the Redeveloper has received adequate private financing to complete the project.

Final Working Drawings and Specifications have been submitted by the Redeveloper and approved by the Authority's Urban Design Department.

It is therefore recommended that S/P Charlestown Realty Trust be finally designated as Redeveloper of Parcel C-1A in the Charlestown Urban Renewal Area and that the Final Working Drawings and Specifications be approved.

An appropriate resolution is attached.

ATTACHMENT